



🏠 293 m<sup>2</sup> 📄 Zborovská, Praha 5 - Malá Strana 💰 158 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**  
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz  
+420 770 186 186

Order number	<b>N7323</b>	Price	<b>158 000 CZK per month + fees</b>
Address	<b>Zborovská, Praha 5 - Malá Strana</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>293 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>

## About real estate

We offer for rent a luxurious duplex apartment 4+kt with a usable area of 276 m<sup>2</sup> with a terrace of 18 m<sup>2</sup>, situated on the 5th floor of a historic house from the end of the 19th century after complete reconstruction. The property is located in a prestigious residential area with excellent amenities.

The layout of the apartment offers a generous living-dining area with fully equipped kitchen, one bedroom, bathroom, utility room, separate guest toilet and cloakroom. The entrance hall opens onto a spacious terrace overlooking a quiet courtyard. The upper floor includes a gallery, two bedrooms and two en-suite bathrooms, providing maximum comfort and privacy.

Amenities include a smart home control system, air conditioning, oak flooring, large format tiles, security entrance doors, triple glazing, remote control studio windows, blackout blinds, gas boiler, fitted wardrobes and a top of the range SieMatic kitchen with Miele appliances. Also washing machine, tumble dryer, induction hob, dishwasher, microwave, video phone, WiFi, cellar and chip entry. There is an electric car charging station in the garage.

For an additional fee of 10.000 CZK per month + VAT you can rent a garage space.

The residence provides first class facilities including 24/7 reception, security, CCTV, swimming pool, sauna, fitness, underground parking, lift and landscaped courtyard. Within walking distance are parks, cultural attractions, cafes and boutiques.

There is great transport access to the city centre and the airport.

For more information or to arrange a viewing, please contact us.